

143.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

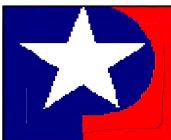
944,400 / 944,400

USE VALUE:

944,400 / 944,400

ASSESSED:

944,400 / 944,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: EDWARDS AMANDA L & MATTHEW D	
Owner 2:	
Owner 3:	

Street 1: 11 PINE RIDGE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER

Owner 1: EFROMSON RONALD A-ETAL -	
Owner 2: VANDENHEUVEL CATHY L -	

Street 1: 11 PINE RIDGE RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
---------------	-------

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Aluminum Exterior and 1854 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	80.	0.77	9									552,002						552,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9000.000	388,700	3,700	552,000	944,400		92349
Total Card	0.207	388,700	3,700	552,000	944,400	Entered Lot Size	GIS Ref
Total Parcel	0.207	388,700	3,700	552,000	944,400	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	509.39	/Parcel: 509.39	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT								Parcel ID	143.0-0001-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	388,700	3700	9,000.	552,000	944,400		Year end	12/23/2021
2021	101	FV	377,900	3700	9,000.	552,000	933,600		Year End Roll	12/10/2020
2020	101	FV	303,400	3700	9,000.	552,000	859,100	859,100	Year End Roll	12/18/2019
2019	101	FV	241,000	3700	9,000.	517,500	762,200	762,200	Year End Roll	1/3/2019
2018	101	FV	241,000	3700	9,000.	427,800	672,500	672,500	Year End Roll	12/20/2017
2017	101	FV	241,000	3700	9,000.	393,300	638,000	638,000	Year End Roll	1/3/2017
2016	101	FV	251,200	3700	9,000.	358,800	613,700	613,700	Year End	1/4/2016
2015	101	FV	237,900	3700	9,000.	351,900	593,500	593,500	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
EFROMSON RONALD		67605-249		7/12/2016			726,000	No	No						
		15628-349		6/1/1984			120,000	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/23/2021	165	Add Bath	30,000	O					6/23/2020	Permit Visit	DGM	D Mann											
3/15/2019	347	Addition	161,300	C					3/13/2017	SQ Returned	MM	Mary M											
									1/24/2017	Sales Review	PT	Paul T											
									11/12/2015	Inspected	PT	Paul T											
									6/18/2014	Info Fm Prmt	PC	PHIL C											
									11/12/2008	Meas/Inspect	197	PATRIOT											
									1/18/2000	Inspected	276	PATRIOT											
									12/1/1999	Mailer Sent													
									11/18/1999	Measured	270	PATRIOT											
									Sign:	VERIFICATION OF VISIT NOT DATA													

EXTERIOR INFORMATION

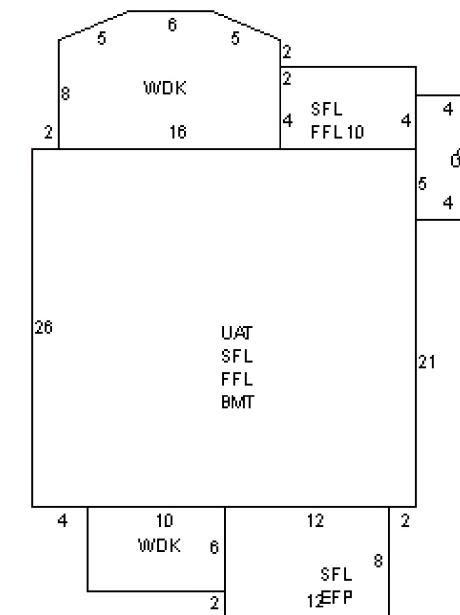
Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G21
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override**

GD - Good

%

%

%

%

18.

%

LOCATION**TOTAL UNITS****FLOOR****% OWN****NAME****REMODELING****RES BREAKDOWN****EXTERIOR****INTERIOR****ADDITIONS****KITCHEN****BATHS****PLUMBING****ELectric****HEATING****GENERAL****NO UNIT****RMS****BRS****FL**

1

8

5

M

TOTALS

1

8

5

CALC SUMMARY**Basic \$ / SQ:**

135.00

Size Adj.:

1.27799034

Const Adj.:

1.03425050

Adj \$ / SQ:

178.438

Other Features:

108000

Grade Factor:

1.00

NBHD Inf:

1.00000000

NBHD Mod:**LUC Factor:**

1.00

Adj Total:

477547

Depreciation:

88824

Depreciated Total:

388723

COMPARABLE SALES**Rate****Parcel ID****Typ****Date****Sale Price****WtAv\$/SQ:****AvRate:****Ind.Val****Juris. Factor:**

1.00

Before Depr:

178.44

Special Features:

0

Val/Su Net:

132.93

Final Total:

388700

Val/Su SzAd

232.48

PARCEL ID

143.0-0001-0001.0

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
SFL	Second Floor	884	178.440	157,739	UAT	100	FLA	100	A	
FFL	First Floor	788	178.440	140,609						
BMT	Basement	728	53.530	38,971						
WDK	Deck	210	11.130	2,337						
UAT	Upper Attic	182	124.910	22,733						
EFP	Enclos Porch	96	57.490	5,519						
OPP	Open Porch	36	45.510	1,638						
Net Sketched Area:				2,924	Total:					
Size Ad	1672	Gross Area	3470	FinArea	1854					

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

3 Garage D Y 1 12X20 A AV 1950 25.42 T 40 101 3,700 3,700

More: N

Total Yard Items: 3,700 Total Special Features: _____

Total: 3,700